

\$37,400.00

BK: 2024 PG: 3074
Recorded: 12/19/2024 at 11:43:32.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$59.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Prepared By: Sheridan C. DeJong, 666 Grand Ave., Suite 2000, Des Moines, IA 50309, 515-242-2400
Taxpayer Information/Return To: Heartland Co-op, 13733 University Ave., Clive, IA 50325

TRUSTEE'S WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, John E. Casper and Lynee D. Casper, as Co-Trustees of the John and Lynee Casper Family Trust under Trust Agreement dated July 26, 2017 ("Grantor"), does hereby convey to Heartland Co-op, an Iowa cooperative association ("Grantee"), all its interest in the following described real estate in Madison County, Iowa (the "Real Estate"):

Parcel "G" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, containing 0.56 acres, as shown in Plat of Survey filed in Book 2014, Page 498 on March 4, 2014, in the Office of the Recorder of Madison County, Iowa; AND Parcel "U" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-five (25), City of Winterset, Madison County, Iowa, containing 3.22 acres more or less, as shown in Plat of Survey filed in Book 2024, Page 2477, on October 10, 2024, in the Office of the Recorder of Madison County, Iowa.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code § 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

Grantor hereby covenants with Grantee, and successors in interest, that Grantor holds the Real Estate by title in fee simple; that Grantor has good and lawful authority to sell and convey the Real Estate; that the Real Estate is free and clear of all liens and encumbrances, except as may be above stated; and Grantor covenants to warrant and defend the Real Estate against the lawful claims of all persons, except as may be above stated.

The undersigned, on behalf of Grantor, further warrants to Grantee all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the undersigned, on behalf of Grantor, the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by Grantor to Grantee is effective and rightful; and that the undersigned, on behalf of Grantor, knows of no facts or legal claims which might impair the validity of such trust or the validity of the transfer. Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

[Signature Page Follows]

Dated: November 21, 2024

GRANTOR:

John and Lynee Casper Family Trust under Trust Agreement dated July 26, 2017

By: *John E. Casper*

Name: John E. Casper
Its: Co-Trustee

By: *Lynee D. Casper*

Name: Lynee D. Casper
Its: Co-Trustee

STATE OF Florida)

COUNTY OF Sumter) SS:

This record was acknowledged before me on November 21, 2024 by John E. Casper and Lynee D. Casper, as Co-Trustees of the John and Lynee Casper Family Trust under Trust Agreement dated July 26, 2017.



Robin M. McColough
NOTARY PUBLIC IN AND FOR SAID STATE